

BUILDING ADVISORY BOARD

Time and Date: Wednesday, December 13, 2023, at 4:00 p.m. in the Board Room of Wausau City Hall
Members Present: Frank Opatik, Mark Dillman, Tom Killian, Doug Diny, Brian Stahl, Dave Brandenburg
Others Present: William Hebert

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

William Hebert called the meeting to order at approximately 4:00.

Review minutes of the July 12, 2023, and September 13, 2023, meetings.

Dillman motioned to approve. Seconded by Killian. Minutes approved 6-0

The request for an oversized garage at 219 Imm St, Travis and Kristi Nowak

Travis Nowak states they co-own this property with his in-laws. Currently they have a home in Rib Mountain on a 1/3-acre lot with 2 garages. They want to sell their house in Rib Mountain and move to Imm St. It is in the flood plain and there is no basement. House is 24x36 currently with an out shed and plastic shed. They want to build a garage there and one day build a new house. The attic above the garage would be strictly for storage. They want to get rid of the sheds and have 1 bigger garage but without taking up the whole backyard.

Hebert stated that there is an emergency management plan in case of a flood in that area. Previously the DNR would not let anyone build in the area. There now is a lot of interest in waterfront properties. If you build a new house today it must be 2 feet above flood elevation. With a detached garage you can have it at the flood plain elevation. When reviewing the site plan, there is space to make an island around a new home to keep it out of the flood plain if need be. If they had an attached garage the grade would have to be 2 feet above flood elevation for the whole site, which would be significant.

Nowak stated they had the property surveyed along with a benchmark for flood elevation as well. Would need approximately 12 inches of fill to be at flood plain elevation currently if they build a new garage. They plan to use at least that and maybe 6-8 inches higher. That way if they do build a house, it would only have to come up 2 feet there wouldn't be that big of a split between the two buildings.

Dillman advised to put in the fill for 2 feet above the 100-year flood plain. The home could easily be lifted by adding block to get it lifted.

Nowak stated the sidewalls are going to be 10 feet. He wants it so there is a distance that no water can get to the walls. They will probably put in 6 inch poured monolithic curb it would be less height. The garage door will be 8-9 feet.

Hebert explained that the zoning code allows for 22 feet tall garage, and this garage is 21 feet tall to the peak.

Opatik states the side with the overhead door has very little amount of wall resisting the wind load. If there was a shear wall analysis he would be concerned if it would be complying. You would need tie downs around the openings. Nowak explained the construction design details. Dillman and Opatik discussed what is needed to comply with the code.

Hebert closed the public hearing.

Diny made a motion to approve the oversized garage and Brandenburg seconded. Approved 6-0

Adjournment

The meeting adjourned at 4:35 pm